

Project Site

Avila Beach

Pismo Beach

San Luis Obispo Department of Planning and Building and the County Assessor.

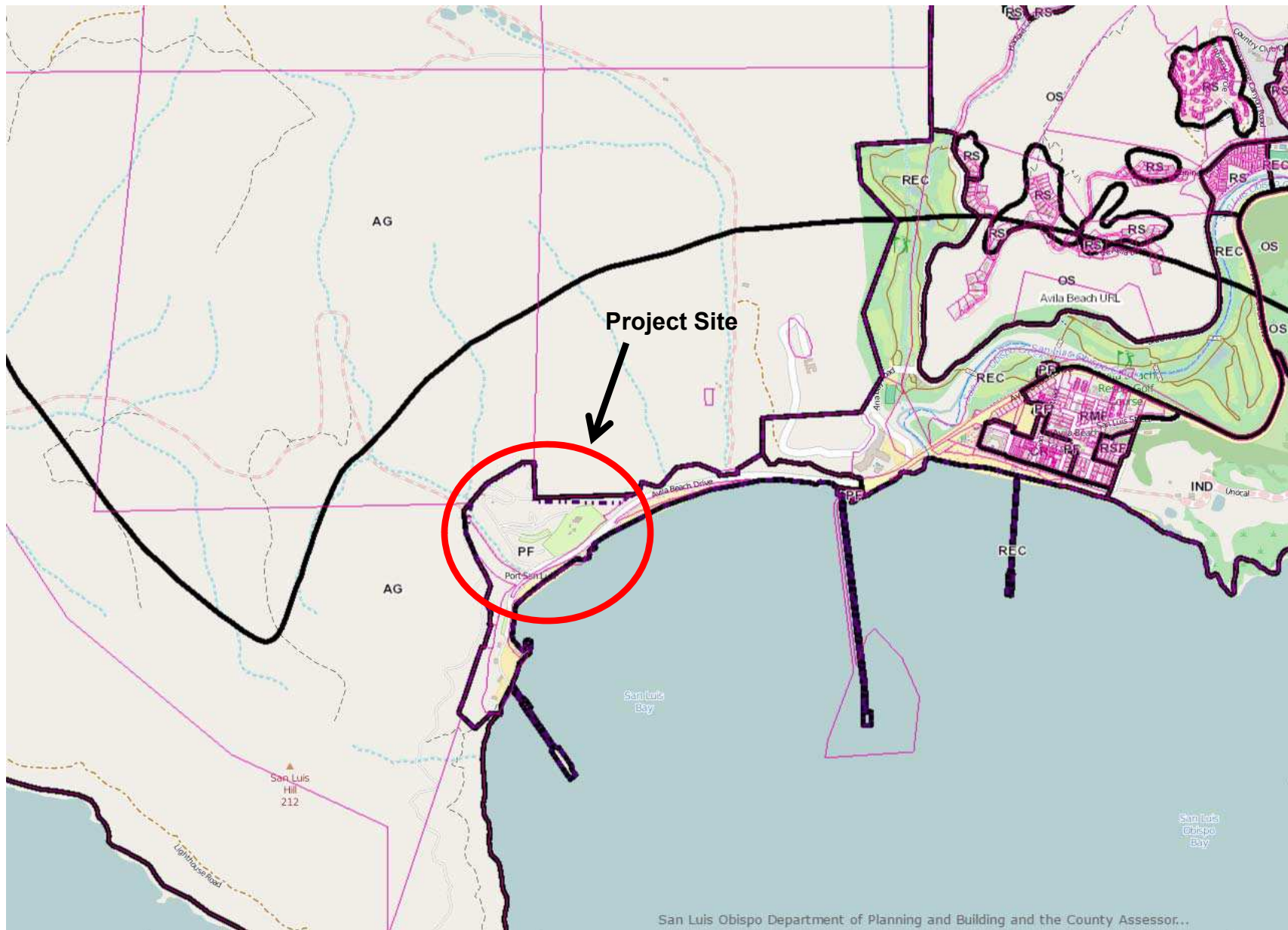
**PROJECT**

Development Plan/Coastal Development Permit–  
DRC2013-00044



**EXHIBIT**

Vicinity Map



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**EXHIBIT**  
Land Use Category Map





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**EXHIBIT**  
Aerial Map



# SITE LAYOUT PLAN

## VICINITY MAP



## LEGEND

1. CHECK-IN STATION
2. PICNIC AREA / BBQ / OVERLOOK
3. CROSSWALK
4. ENTRY SIGNAGE
5. HARBOR USE SECURITY GATE
6. ACCESSIBLE RAMP / TRAIL / PATH
7. STAIRS
8. TRAILER BOAT STORAGE
9. MARINE GEAR STORAGE
10. HARBOR STORAGE AREA
11. FUTURE HARBOR USE BLDG
- 6,000 sq. ft. (3,000 sq. ft. footprint)
- Ⓢ COMFORT STATION W/ TRASH / RECYCLE ENCLOSURE
- Ⓟ PARKING
- ACCESSIBLE RAMP
- TRAIL / PATH

Notes:  
 1. Internal roads 20' wide min. asphalt unless otherwise noted.  
 2. Expanded water storage tank to accommodate possible increase in water storage capacity that may be determined during the building permit approval process. Any improvements or additions shall be consistent with the San Luis Obispo Bay Area Plan.

## PROGRAM LEGEND

OVERNIGHT CAMPGROUND ACCOMMODATIONS		
RV Sites	80	
RV / RV Cabins	15	126
Hotel/Motel Units (yurts, cabins, inns, cottages, bungalows)	31	
Car/Tent Campsites	36	06
Walk-In/Bike-In Sites	22	
VISITOR SERVING COMMERCIAL USES		
- Retail / Restaurant - Meeting / Conference - Office / Lobby / Reception - Managers Residences - Storage / Restroom / Laundry - Picnic / Gathering Area with BBQ	16,000 SF	
HARBOR USES		
Trailer Boat Storage (10'X20')	70 spaces	
Marine Gear Storage (20'X40')	20 spaces	
Harbor Storage Area	1.05 acre	
Expansion Area	10,000 SF	
Ⓟ PARKING	49,000 SF	



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## EXHIBIT

Site Layout Plan



# PRELIMINARY LANDSCAPE PLAN

The landscape plan is provided to demonstrate preliminary intent pursuant to the Coastal Zone Land Use Ordinance 23.04.1

## PLAN NOTES:

### OUTDOOR AMENITIES & USE AREAS

The landscape plan provides for the use of the public. Public areas are provided with tables, barbecues, bike racks, and trash and recycling receptacles. Many view functions as overlooks to the ocean and surrounding bay. Other general amenities throughout the campground may include roadside lighting, low level path lighting, benches, interpretive signage, trash and recycling receptacles, and bike racks. Interpretive signage is recommended to describe the site history. Directional signage is recommended to direct guests to walk and bike to nearby trails, overlooks, and cultural destinations.

### PLANTING ZONES

Zones are developed to help define the areas of planting and guide future design.

#### AREA 1: EXISTING NATURALIZED

Existing vegetation generally consists of coastal scrubs, non-native grasslands, and native oaklands. The project focuses work in restoring disturbed areas to avoid impacts. No new planting is proposed in these areas. Future enhancement of native planting and replacement of any non-native grasslands may be appropriate if required.

#### AREA 2: CLIMATE APPROPRIATE / NATIVE PLANTING

The majority of the site is designated to be vegetated with native and climate appropriate species. Species selection will enhance drainage, provide erosion control on hillside, maintain desirable views, shade roads and parking areas, and assist the natural hillside planting character into the site.

### PLANT SPECIES PRELIMINARY LIST:

Plant species shall be drought tolerant and climate appropriate to the coastal coast. Native species are encouraged, especially as they transition to the naturalized areas which are primarily a mix of naturally occurring native plant communities. A preliminary list is provided to demonstrate the intended character of planting. Species shall be reviewed for appropriateness to the climate and placed accordingly. Invasive or plants prone to resprouting are not allowed. Existing non-natives / ornamental vegetation shall remain where deemed appropriate.

<p><b>Trees</b></p> <ul style="list-style-type: none"> <li>Quercus agrifolia / Coast Live Oak</li> <li>Arbutus californica / Buckeye</li> <li>Thermopsis strobilata / Tree</li> <li>Platanus racemosa / California Sycamore</li> <li>Fraxinus dipetala / Ash</li> <li>Acacia gerrardii / Desert Acacia</li> <li>Cercis occidentalis / Redbud</li> <li>Arbutus species / Strawberry Tree</li> <li>Cedrus deodora / Deodar Cedar</li> <li>Pinus jeffersonii / Canary Island Pine</li> </ul>	<p><b>Shrubs, Grasses, and Groundcovers</b></p> <ul style="list-style-type: none"> <li>Illex integrifolia / Lemoine Shrub</li> <li>Artemisia californica / California</li> <li>Barbarea plumby / Copper Shrub</li> <li>Mimulus aurantiacus / Monkey Flower</li> <li>Eriogonum californicum / California Rockrose</li> <li>Conoclinium species / Mission Lilac</li> <li>Malvastrum species / Malvaceae</li> <li>Muhlenbergia rigida / Deer Grass</li> <li>Myrica californica / Pacific Wax Myrtle</li> <li>Lupinus species / Coast Bush Lupine</li> <li>Eriogonum species / Buckwheat</li> <li>Lonicera species / Deer Weed</li> <li>Agave species / Agave</li> <li>Albizia species / Albizia</li> <li>Salvia species / Salvia</li> <li>Eulalia paniculata</li> <li>Carpenteria californica / Bush Anemone</li> </ul>
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### IRRIGATION NOTE:

Area 1: Existing Naturalized

No irrigation will be provided.

Area 2: Climate Appropriate / Native Planting

Irrigation will be provided to establish the planting for the first three to six growing seasons. Long term irrigation is not anticipated to be required for the plan species selected. However, special areas near buildings, streets, and trails may continue to be irrigated to support a greater diversity of species. The system shall be designed per AIA 1001.



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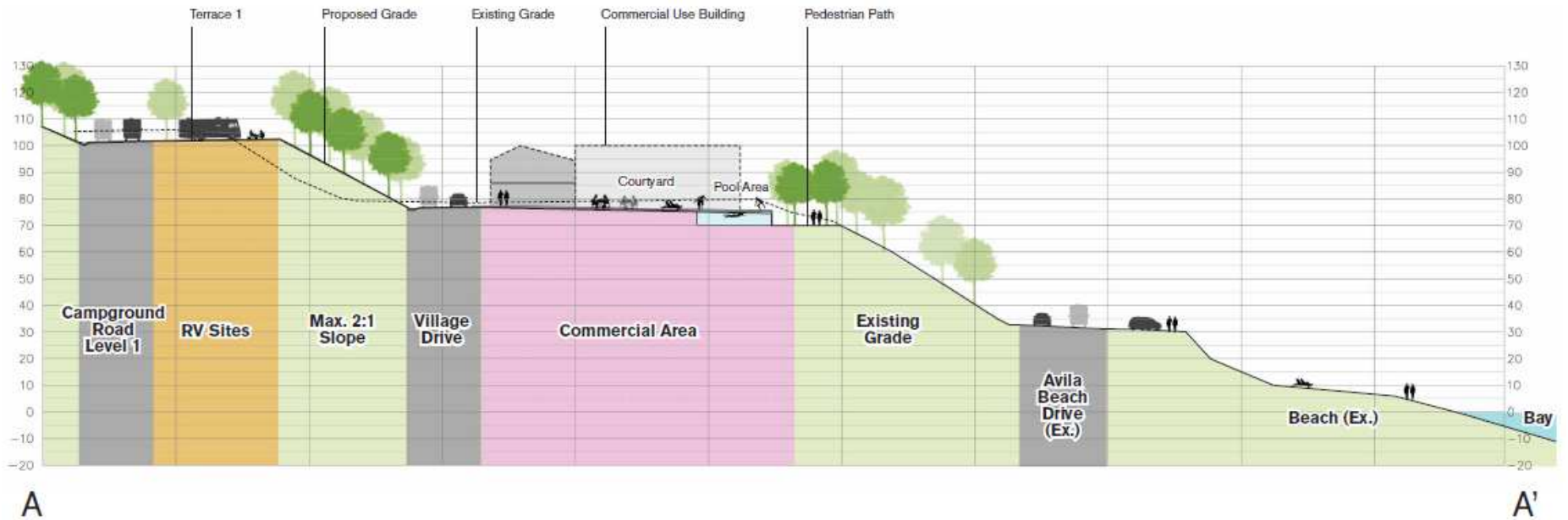


## EXHIBIT

Landscaping Plan

# SITE SECTION

KEY MAP



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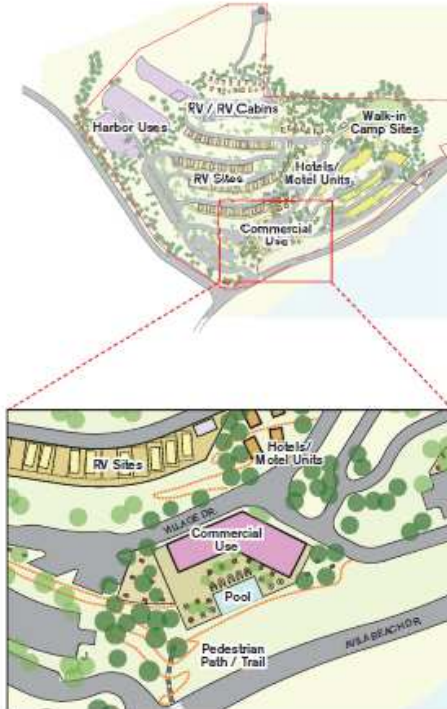
**EXHIBIT**

Site Section



# COMMERCIAL AREA ENLARGEMENT PLAN

KEY MAP

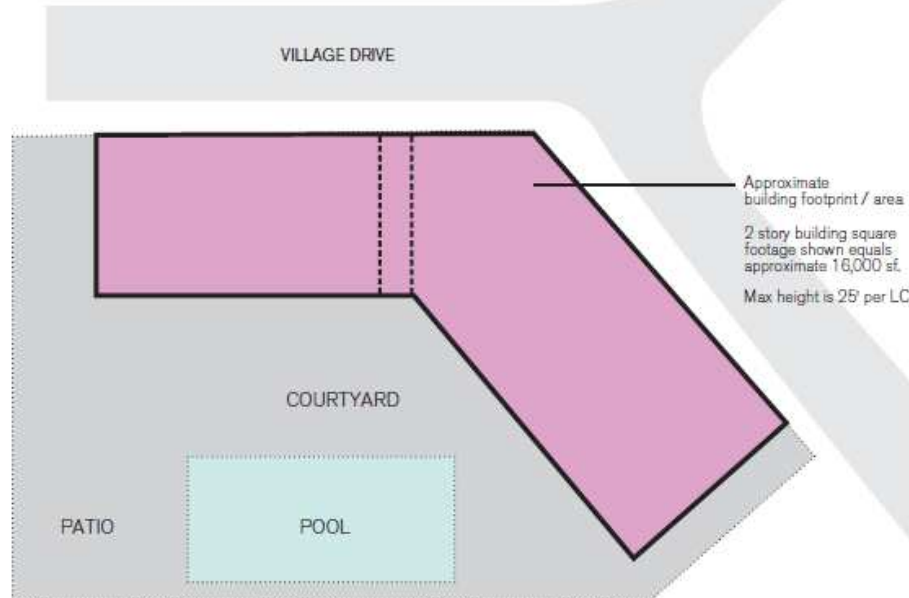


Outdoor program area with facilities such as picnic table, BBQs, pool.

COMMERCIAL AREA BUILDING

## BUILDING USES MAY INCLUDE:

- RETAIL / RESTAURANT
- MEETING / CONFERENCE
- OFFICE / LOBBY / RECEPTION
- MANAGERS RESIDENCE
- STORAGE / RESTROOM / LAUNDRY
- POOL



Approximate building footprint / area  
2 story building square footage shown equals approximate 16,000 sq. ft.  
Max height is 25' per LCP.



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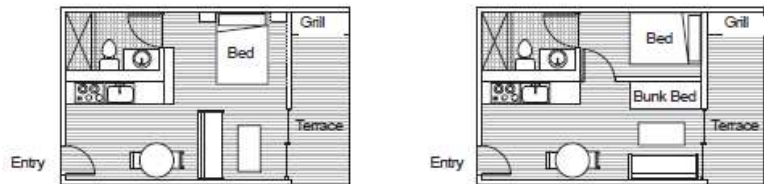
## EXHIBIT

Commercial Area

## CABIN / RV CABIN / COMFORT STATION

### CABIN SAMPLE FLOOR PLANS

Cabin layouts could include a variety of bedroom counts so as to accommodate a range of occupant counts.

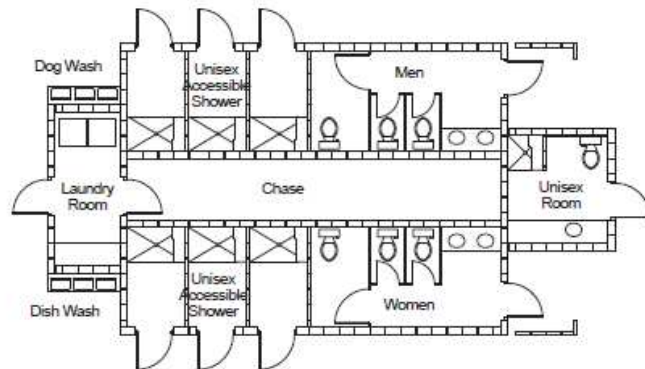


- Max. height is 15' per LCP
- Accessible units are provided.

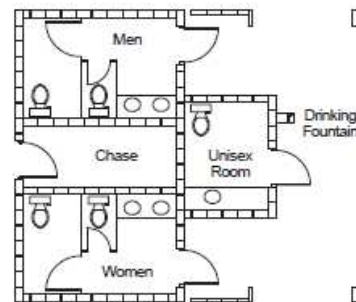


Precedent images are useful to illustrate scale and function but may not reflect final proposed design.

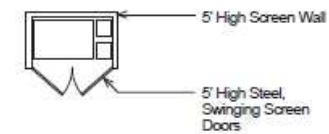
### COMFORT STATION SAMPLE FLOOR PLANS



COMFORT STATION W/ SHOWER, LAUNDRY



COMFORT STATION W/O SHOWER, LAUNDRY



TRASH / RECYCLE ENCLOSURE

#### NOTES:

- Comfort station roof may incorporate solar panels.
- 4 site comfort stations are planned plus comfort stations incorporated within the commercial use building.
- Laundry facilities are planned at commercial use area and one upper level station.